



Order Filed on September 16, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

GOLDENBERG, MACKLER, SAYEGH, MINTZ,  
PFEFFER, BONCHI & GILL  
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Northfield, NJ 08225  
(609) 646-0222 FAX (609) 646-0887  
Attorney for Christiana Trust as Cust. (66495(9))

In Re:

**NICHOLAS PEZZA,**

Debtor.

Case No.: 16-33371-RG

Hearing Date: September 15, 2020

Judge: Rosemary Gambardella

Chapter: 7

### **ORDER GRANTING RELIEF FROM AUTOMATIC STAY**

The relief set forth on the following pages, is hereby **ORDERED**:

**DATED: September 16, 2020**

A handwritten signature in cursive script that reads "Rosemary Gambardella".  
\_\_\_\_\_  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

Upon the motion of Christiana Trust as Custodian, for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is;

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) or forum of appropriate jurisdiction to pursue the movant's rights in the following:

Real property as fully described as:

**BLOCK 9, LOT 60 ON THE TAX MAP OF THE BOROUGH OF LODI, NEW JERSEY; also know as, 385 PASSAIC AVE., LODI, NJ 07644.**

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies in state court, including, but not limited to, any and all actions to obtain possession of the property including an eviction of the Debtor from the Property. Additionally, any subsequent holder of interest in the aforementioned property, may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the Debtor and any trustee appointed in this case as defendants in its action(s), irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the Debtor, any trustee and any other party who entered an appearance on the motion.

## Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New JerseyIn re:  
Nicholas Pezza  
DebtorCase No. 16-33371-RG  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 2

Date Rcvd: Sep 17, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 19, 2020.

db +Nicholas Pezza, 488 Dewey Avenue, Saddle Brook, NJ 07663-5904  
aty +Michael J. Cavallaro, 25 Lafayette Place, Kearny, NJ 07032-2228Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 19, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 17, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Deutsche Bank National Trust Company as Trustee for the Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset Backed Pass-Through Certificates dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Donald Troy Bonomo on behalf of Debtor Nicholas Pezza dbonomo123@gmail.com, tdr68458@notify.bestcase.com

Elizabeth L. Wassall on behalf of Creditor U.S. Bank National Association, as Trustee, for Lehman Mortgage Trust Mortgage Pass Through Certificates Series 2006-2 ewassall@logs.com, njbankruptcynotifications@logs.com

Francesca Ann Arcure on behalf of Creditor Nationstar Mortgage LLC, as servicer for U.S. Bank National Association, as Trustee, for Lehman Mortgage Trust Mortgage Pass Through Certificates Series 2006-2 NJ\_ECF\_Notices@McCalla.com, NJ\_ECF\_Notices@McCalla.com

Francis J. Ballak on behalf of Creditor Christiana Trust as Custodian francis@gmslaw.com

Joseph R. Zapata, Jr on behalf of Trustee Steven P. Kartzman jzapata@msbnj.com

Judah B. Loewenstein on behalf of Trustee Steven P. Kartzman jloewenstein@msklaw.net

Keith A. Bonchi on behalf of Creditor Christiana Trust as Custodian keith@gmslaw.com

Laura M. Egerman on behalf of Creditor U.S. Bank National Association bkyecf@rasflaw.com, legerman@rasnj.com

Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov

Robert P. Saltzman on behalf of Creditor MTGLQ Investors, LP c/o Rushmore Loan Management Services, LLC dnj@pbslaw.org

Steven P. Kartzman kartztee@optonline.net, jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net; denisew@msklaw.net

Steven P. Kartzman on behalf of Appraiser A. Atkins Appraisal Corp, kartztee@optonline.net, jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net; denisew@msklaw.net

Steven P. Kartzman on behalf of Trustee Steven P. Kartzman kartztee@optonline.net, jzapata@msklaw.net; nj16@ecfcbis.com; jloewenstein@msklaw.net; denisew@msklaw.net

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

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TOTAL: 16